

filed 9/26/05 SVH 202/41

Maryland State Archives

1
2
3
4
5
6

CONDOMINIUM PLAT PHASE 1

THE TOWNHOUSE CONDOMINIUM II AT SUNSET ISLAND

OCEAN CITY, MARYLAND

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 11°27'33" W	93.43'
L2	S 78°32'27" E	69.00'
L3	N 11°27'33" E	93.43'
L4	N 78°32'27" W	69.00'
L5	S 78°32'27" E	67.25'
L6	N 11°27'33" E	71.00'
L7	S 78°32'27" E	63.25'
L8	S 33°32'27" E	5.66'
L9	S 11°27'33" W	67.00'
L10	N 78°32'27" W	67.25'
L11	N 11°27'33" E	67.00'
L12	N 56°27'33" E	5.66'
L13	S 78°32'27" E	63.25'
L14	S 11°27'33" W	71.00'
L15	S 11°27'33" W	67.00'
L16	S 56°27'33" W	5.66'
L17	N 78°32'27" W	43.75'
L18	N 11°27'33" E	71.00'
L19	S 78°32'27" E	47.75'
L20	N 78°32'27" W	49.75'

LINE	BEARING	DISTANCE
L21	N 33°32'27" W	5.66'
L22	N 11°27'33" E	67.00'
L23	S 78°32'27" E	53.75'
L24	S 11°27'33" W	71.00'
L25	N 78°32'27" W	67.00'
L26	N 11°27'33" E	158.00'
L27	S 78°32'27" E	67.00'
L28	S 11°27'33" W	158.00'
L29	N 78°32'27" W	67.00'
L30	N 11°27'33" E	158.00'
L31	S 78°32'27" E	67.00'
L32	S 11°27'33" W	158.00'
L33	N 78°32'27" W	67.00'
L34	S 11°27'33" E	158.00'
L35	S 78°32'27" E	67.00'
L36	S 11°27'33" W	158.00'
L37	N 78°32'27" W	67.00'
L38	N 11°27'33" E	158.00'
L39	S 78°32'27" E	67.00'
L40	S 11°27'33" W	158.00'
L41	S 78°32'27" E	106.50'
L42	N 78°32'27" W	106.50'

GENERAL NOTES

1. PHASE 1 WHICH CONSISTS OF ALL THE PROPERTY AND IMPROVEMENTS LOCATED WITHIN THE BOUNDARIES OF SUCH PHASE AS SHOWN HEREON, REPRESENTS THAT PORTION OF THE PROPERTY CURRENTLY BEING SUBJECTED TO THE CONDOMINIUM REGIME FOR THE TOWNHOUSE CONDOMINIUM II AT SUNSET ISLAND (THE "CONDOMINIUM") IN ACCORDANCE WITH TITLE 11, REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND (2003), AS AMENDED (THE "MARYLAND CONDOMINIUM ACT"). THE AREA SHOWN ON THIS PLAT DESCRIBED AS "AREA RESERVED FOR EXPANSION" MAY BE, BUT IS NOT REQUIRED TO BE, SUBJECTED TO AND INCLUDED WITHIN THE CONDOMINIUM IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11-120 OF THE MARYLAND CONDOMINIUMS ACT.
2. THE DECLARANT RESERVES THE RIGHT TO ANNEX ANY PROPOSED PHASE OR ADDITIONAL PROPERTY IN A MANNER OTHER THAN AS SHOWN HEREON, INCLUDING BUT NOT LIMITED TO ALTERING THE NUMBER, BOUNDARIES, DESIGNATIONS AND SEQUENCE OF ADDITIONAL PHASES AND THE DECLARANT RESERVES THE RIGHT NOT TO ANNEX ANY ADDITIONAL PROPERTY WITHIN THE CONDOMINIUM REGIME.
3. THE IMPROVEMENTS WITHIN THE AREA DESIGNATED AS "AREA RESERVED FOR EXPANSION" ARE NOT COMPLETE AND THE DECLARANT RESERVES THE RIGHT NOT TO COMPLETE SUCH IMPROVEMENTS.

OWNERS' CERTIFICATION

NVR, INC., A VIRGINIA CORPORATION TRADING AS RYAN HOMES, OWNER OF THE PROPERTY SHOWN ON THIS PLAT OF CONDOMINIUM SUBDIVISION, HEREBY CERTIFIES THAT THE REQUIREMENTS OF SUBSECTION (c) OF SECTION 11-105 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, LATEST EDITION, HAS BEEN COMPLIED WITH INsofar AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

BRAD MESSENGER, V.P.
NVR, INC. TRADING AS RYAN HOMES

9/14/05

DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THE 4 UNIT CONDOMINIUM SHOWN HEREON, IS APPROVED AS TO CONFORMITY WITH THE WORCESTER COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN AND TO SERVICE BY AN EXISTING CENTRAL SEWERAGE AND CENTRAL WATER SYSTEM.

Richard L. Nelson
APPROVING AUTHORITY

9/17/05
DATE

PLAN APPROVAL - MAYOR & CITY COUNCIL, TOWN OF OCEAN CITY, MD

THIS APPROVAL DOES NOT EXTEND TO ANY FUTURE USES, AND IS LIMITED TO APPROVING THOSE USES AND PLANS AS BEING ENCOMPASSED WITHIN THE APPLICATION AND APPROVALS OF THE PLANNING AND ZONING COMMISSION AND THE BOARD OF ZONING APPEALS. THIS APPLICATION AND RECORDS ARE AVAILABLE FOR REVIEW AT THE OFFICE OF THE UNDERSIGNED.

MAYOR

DATE

COUNCIL PRESIDENT

DATE

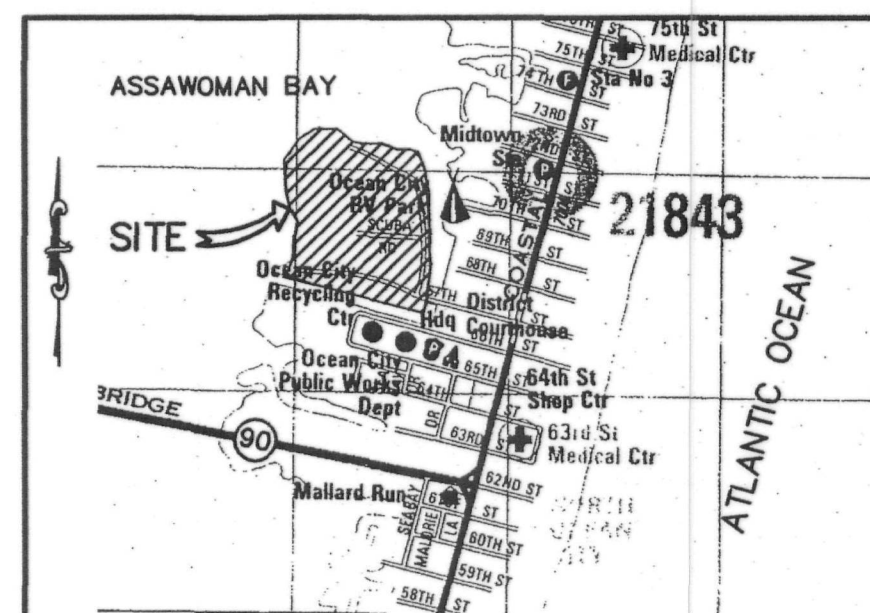
ZONING ADMINISTRATOR, TOWN OF OCEAN CITY

DATE

SURVEYOR'S CERTIFICATION

THE REGISTERED UNDERSIGNED LAND SURVEYOR, LICENSED IN THE STATE OF MARYLAND DOES HEREBY CERTIFY THAT: THIS PLAT, SHEETS 1 through 3, INCLUSIVE, SHOWING THE BUILDING AND OTHER IMPROVEMENTS LOCATED ON LAND UNIT LUT-AI, AS SHOWN ON A LAND CONDOMINIUM PLAT ENTITLED "SUNSET ISLAND LAND CONDOMINIUM REVISED LAND UNITS" AS RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY IN PLAT BOOK S.V.H. 195, FOLIO 13, TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION, IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS AS CONSTRUCTED CAN BE DETERMINED FROM THEM. THE UNDERSIGNED LAND SURVEYOR FURTHER CERTIFIES THAT THIS CONDOMINIUM PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 11 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (2003).

ROBERT ERNEST RIGDON, JR., MD PROPERTY LINE SURVEYOR NO. 594



GENERAL SITE DATA

1. OWNER:
NVR, INC./RYAN HOMES COASTAL
8221 TEAL DRIVE, SUITE 401
EASTON, MD 21601
2. TAX MAP 114, PARCEL 6684, LAND UNIT LUT-AI
PHASE 1 AREA = 6,447 S.F.± or 0.15 AC.±
3. DEED REFERENCE: SVH 3388/581
PLAT REFERENCE: SVH 195/13
4. ZONING: BMUD - BAYSIDE MIXED USE DISTRICT
5. FLOOD ZONE: A6 (EL 6)(5/16/83) - AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED, PER FIRM COMMUNITY PANEL NO. 245207 0002 F, MAP REVISED MARCH 4, 1986.

SHEET 1 OF 3

McCRONE

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LAND PLANNING & SURVEYING □ CONSTRUCTION SERVICES
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COVER SHEET

SCALE	1" = 100'	DATE	08/26/05
DEED REF.	SVH 3388/581	SUBD.	
PLAT REF.	195/13		
COUNTY	WORCESTER	DISTRICT	TENTH
TAX MAP	114	ZONING	BMUD
F.I.R.M. MAP NO.	245207 0002 F	FLOOD HAZARD ZONE	A6
PROJ. NO.	D 2020108		



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